

Public Works/Utilities
Pre-Council Meeting

Salt Creek Floodplain Mapping Update
March 21, 2005

Meeting Began at: 10:00 a.m.

Meeting Ended at: 10:30 a.m.

Members Present: Jon Camp, Glenn Friendt, Annette McRoy, Patte Newman, Ken Svoboda, Terry Werner

Members Absent: Jonathan Cook

Others Present: Nicole Fleck-Tooze, Ben Higgins, Devin Biesecker, John Callen, Karen Sieckmeyer, Public Works/Utilities; Paul Zillig, Lower Platte South NRD

Nicole Fleck-Tooze, Public Works Special Project Administrator, introduced herself and Paul Zillig with the Lower Platte South NRD. INTRODUCTION

Fleck-Tooze and Zillig went over the attached Salt Creek Floodplain Mapping Update slide presentation. After the slide presentation, there was a question and answer period.

Patte Newman, as a member of the Floodplain Task Force, stated the single most important issue that the task force came up with is updating the floodplain mapping but they also talked about a no net rise for the existing community as well. Newman had two questions; 1) Will part of this study come up with a no net rise standard for the existing community; and 2) one of the recommendations was to try and buy out, when the opportunity arises. We have a huge opportunity for a large industrial tract that is available for sale right now. Is that a possibility and do we have the funding for something like that?

In answer to the first question, Fleck-Tooze mentioned that because Salt Creek comprises about 60 percent of the floodplain within the existing urban area, they felt it was important to take this first step and make sure they have very accurate technical information before proceeding with standards for the existing urban area. Once they have that information that would be the time to start a community dialogue about how they try to approach flood standards in the existing urban area.

With regard to floodplain purchases, the NRD is looking at that property. The City continues to look at some of those opportunities. Part of the funding identified in the stormwater bond issues for example, would address some purchase of floodplain land. Zillig said a sub-committee went out and looked at that property and the committee has directed staff to go out and look for funding. The tract in industrial zone is fairly expensive to buy but we started to look for funds possibly to purchase.

Jon Camp mentioned there had been some comments from the private sector that our flood standards are more stringent than they need to be especially as you get to the higher ridge line. This seems to be adding to the cost of lots and land available for development. Fleck-Tooze said one of the things they are trying

to do, particularly with the mapping, is just make sure that the hazard is identified and to protect the flood storage and conveyance. That was something that was brought forward in the standards for the new growth areas but would not apply to the majority of the area of Salt Creek that we are talking about. This is really within our existing urban area. As far as development coming forward and indicating that the new standards are overly burdensome, certainly that is something we will monitor. We felt they were certainly representative of the Mayor's Floodplain Task Force recommendations which were based on a long study effort.

Terry Werner commented that he thinks what Jon's question was are our standards in excess of Federal guidelines? Fleck-Tooze answered that the regulations that Lincoln adopted for the new growth areas, are higher standards than the minimum Federal standards. Many communities and many states across the nation have adopted higher standards because they found that the minimum standards have not worked well for them over time. They have seen a lot of increased flooding because of those standards.

Glenn Friendt asked Fleck-Tooze if the twenty year old data took into account the flood control dams that were built in the 1960's. Yes, it did. Friendt asked what the total cost will be for this study. Fleck-Tooze stated that approximately \$476,000 is the total of that \$343,000 is coming from FEMA so the local match is \$133,000.

Newman wanted to know what the impact would be to Stevens Creek? Are we going to have to go back into Stevens Creek like we did Salt Creek in 20 or 30 years? Fleck-Tooze thought with the current floodplain standards in place and with the recommendations in the Master Plan, we will never have the kind of changes that we are seeing here at this point. A lot of this has to do with this historically not having the technology and data to do the mapping with the detail that we have today. Newman wanted to know if there was a possibility getting this all updated that the floodplain insurance premiums will go down for the community or is this something that is six one way and half a dozen the other so that is not going to make a difference in the long run. Fleck-Tooze stated that anything that we do like this, ultimately all together, has the potential to help decrease our flood insurance rates and certainly all the things we are doing in flood management in general and the new standards.

Werner asked about Newman's question about the no net rise, is that coming to Council. Fleck-Tooze stated that there is nothing currently proposed to Council. This study is expected to take about a year. When this study is complete, that would be good time to begin another dialogue. Whether it is still appropriate to just bring forward the Mayor's Floodplain Task Force recommendations for the existing urban area or whether it needs further discussion as a community before bringing it forward. Werner asked if there wasn't a concern as we continue to keep building year after year, there is going to be a mad rush to develop? Doesn't it make sense to have a moratorium. Fleck-Tooze stated changing conditions always make it difficult to keep up with. We think we have a pretty solid study time line to keep this moving forward. There is always the potential to take another approach but what we are trying to do is move this along as quickly as possible and get in place so that everyone understands what the existing flood hazards are out there and we can make good decisions based upon this information.

Werner asked again why our standards should be greater than the Federal minimum standards. Fleck-Tooze replied that Federal minimum standards basically don't prevent an adverse impact from flooding on other properties based on what one property owner may choose to do. FEMA recognizes that because they actually encourage communities to adopt higher standards that go above the minimum. Those are

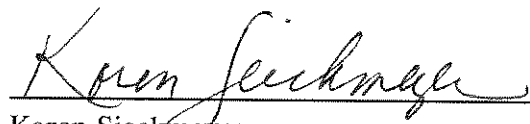
standards that were adopted in the 1970's and we have a lot better modeling capabilities today. We are able to see what happens when we lose that flood storage in the over bank area and the impact of that causing flood heights to rise greater. Werner said they do not have a no adverse impact policy. Fleck-Tooze said that is correct. Werner asked if she saw that changing. She said she hadn't heard of any specific proposals. She sees them working mostly through encouraging communities to adopt some higher standards of their own.

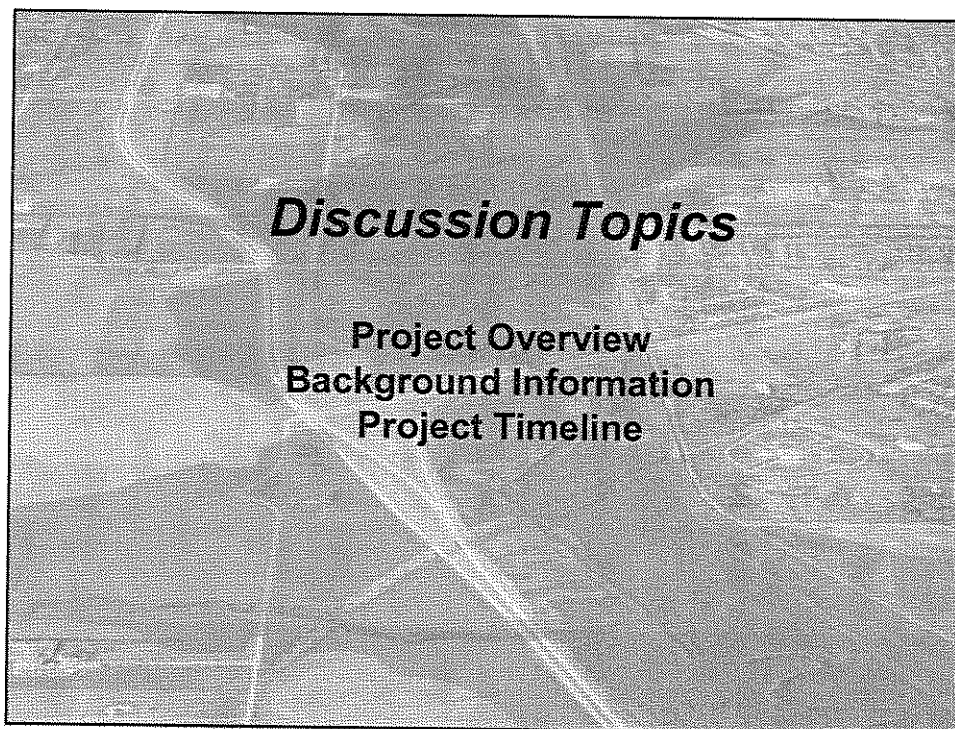
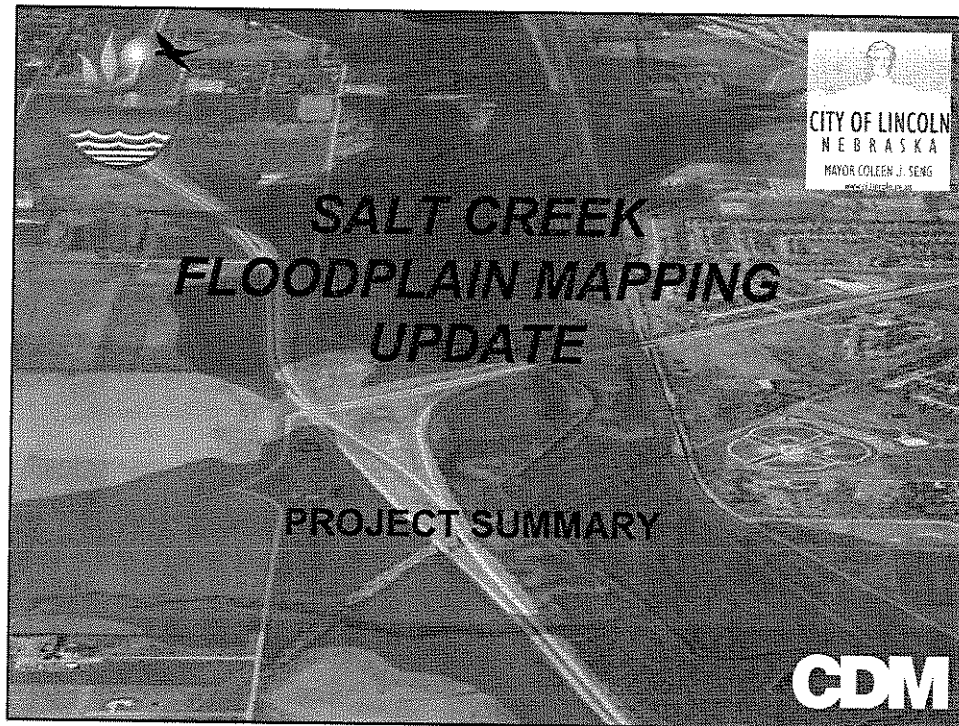
Annette McRoy had a question about more land coming out of the floodplain so as we go through this two year study, will there be any economic development that will be an advantage to this community? Fleck-Tooze feels there is a huge advantage in knowing where the flood hazards are so any investments that are built in the area are protected. Whether a significant area is being identified as coming out of the floodplain, she cannot tell you that right now until the study is done because it is such a complex system. Werner wanted to know what this would do to the cost of land of people who already own land in the floodplain? For example, if there was a no net rise, what would it do to the value of their land? Fleck-Tooze stated that if we adopted a higher standards for the existing urban area, we don't have an example of a higher standard in the floodplain impacting the value of land so she can't really identify a specific cost. Werner said one of the things the Chamber of Commerce is requesting is a cost benefit analysis of the no net rise policy. Has there been any studies done? Fleck-Tooze said there were some pretty comprehensive studies done with the Mayor's Floodplain Task Force. One by the Corps of Engineers and another one by Camp Dresser and McKee that took a look at the impacts of not adopting a higher standard thus having some increased flood hazards. On the flip side of things, the study looked at what the impacts were to the cost to develop within the floodplain if a higher standard was adopted, and that was all something that was taken into consideration by the Task Force.

Werner asked Fleck-Tooze to get everyone on the City Council a copy of those reports and a copy to the Chamber of Commerce and LIBA.

Meeting was adjourned at 10:30 a.m.

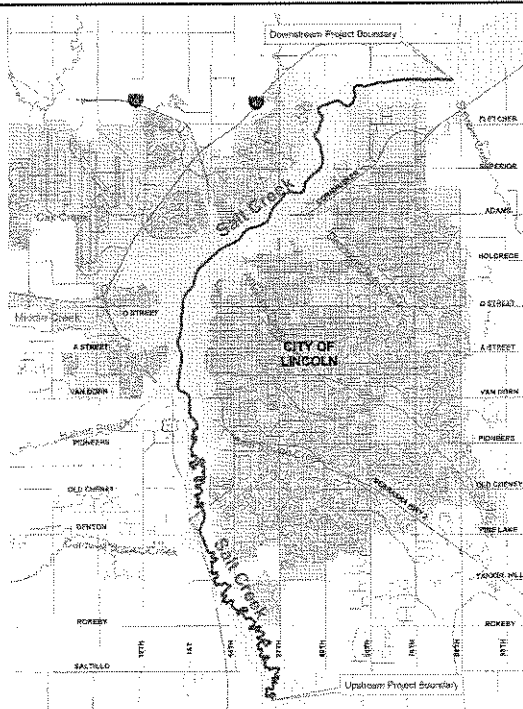
Prepared By:


Karen Sieckmeyer



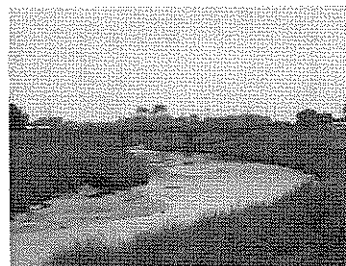
Project Overview

- ◆ Update existing FEMA floodplain Maps
- ◆ Existing FEMA maps based on information 20 years old
- ◆ Update FEMA maps using latest techniques and data
- ◆ Public information program

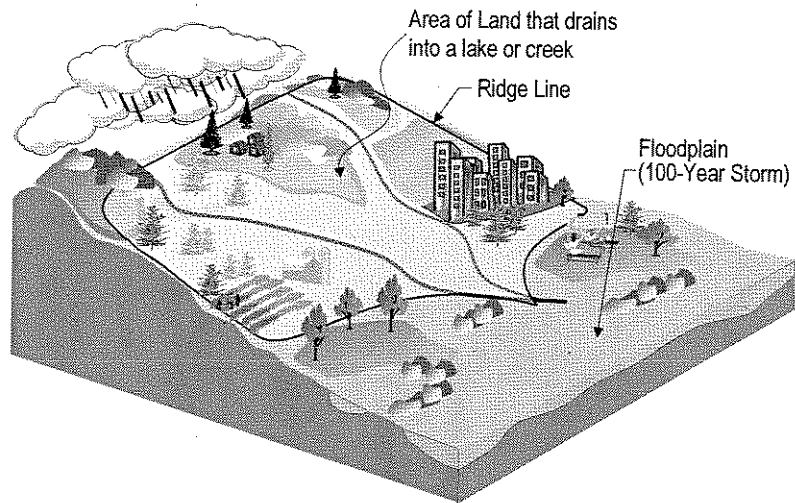


Background Information

- ◆ Floodplain terms
- ◆ Salt Creek history
- ◆ Federal floodplain management program
- ◆ Local floodplain management program
- ◆ Mayor's Floodplain Task Force

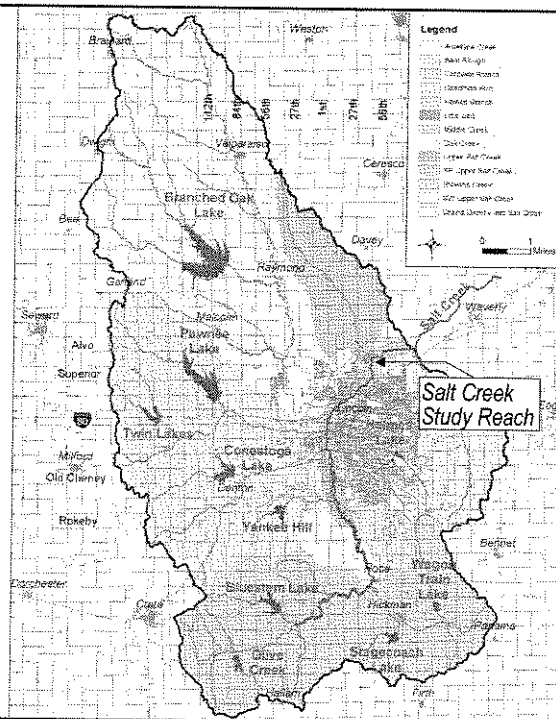


What is a Watershed?

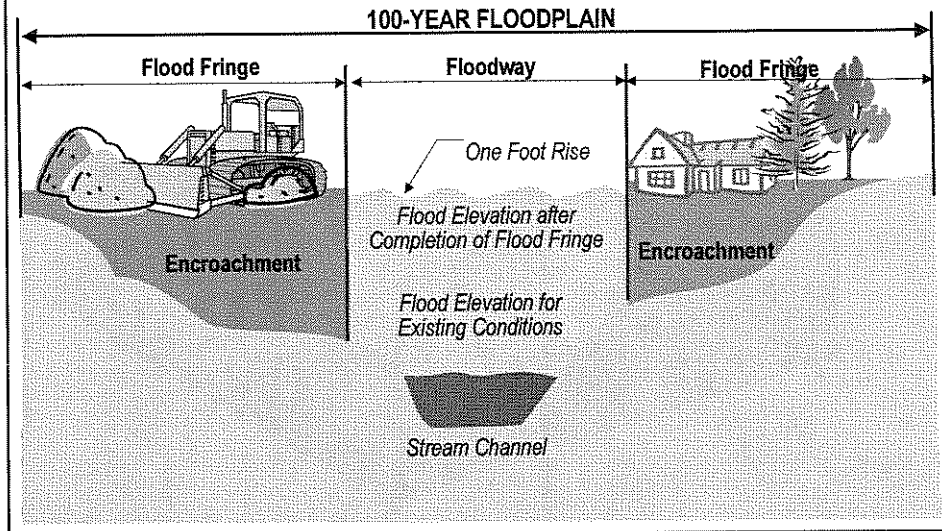


Salt Creek Major Watersheds

- ◆ 12 major watersheds drain to Salt Creek through study area
- ◆ Approximately 800 square miles of drainage area

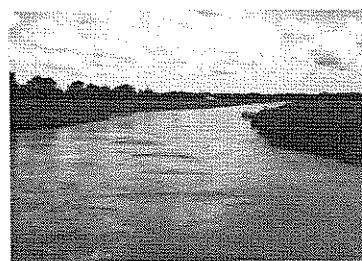
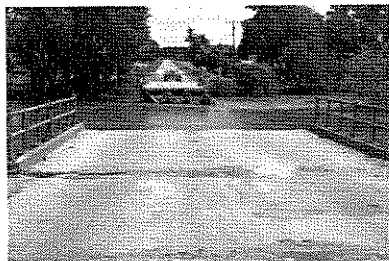
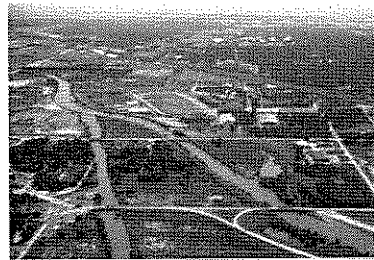


Floodplain Terms



Salt Creek Flooding History

- ◆ Historical flooding
 - ◆ Frequent flooding occurred before 1965 in Lincoln
 - ◆ Record flood: June 2, 1951



Salt Creek Flood Control Efforts

- ◆ Salt Valley Flood Control Project (1960s)
 - ◆ Corps of Engineers
 - ◆ Levee system (Calvert to Superior Street)
 - ◆ Flood gates
 - ◆ Flood warning System
 - ◆ Floodplain storage areas
 - ◆ 10 major flood control dams



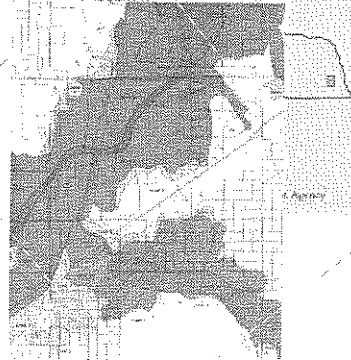
Salt Creek Levee Near Calvert Street



Pawnee Lake

Salt Creek Floodplain Map History

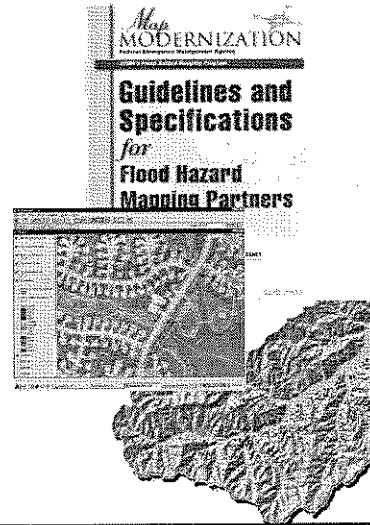
- ◆ FEMA Flood Insurance Rate Map (FIRM)
 - ◆ Maps based on information 20 years old
 - ◆ Used for flood insurance and regulations
 - ◆ Minimize flood damage



Federal Emergency Management Agency (FEMA)

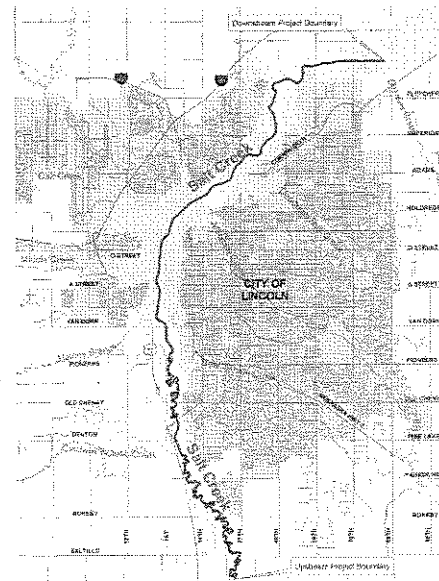
Floodplain Mapping Program

- ◆ 5-year program to update Nation's flood hazard maps
- ◆ Latest technology and data to increase map accuracy
- ◆ Provide maps in digital format to make easy to use
- ◆ Final Product: Digital Flood Insurance Rate Maps (DFIRMS)
- ◆ Cooperating Technical Partnerships



Local Floodplain Mapping Program *City of Lincoln*

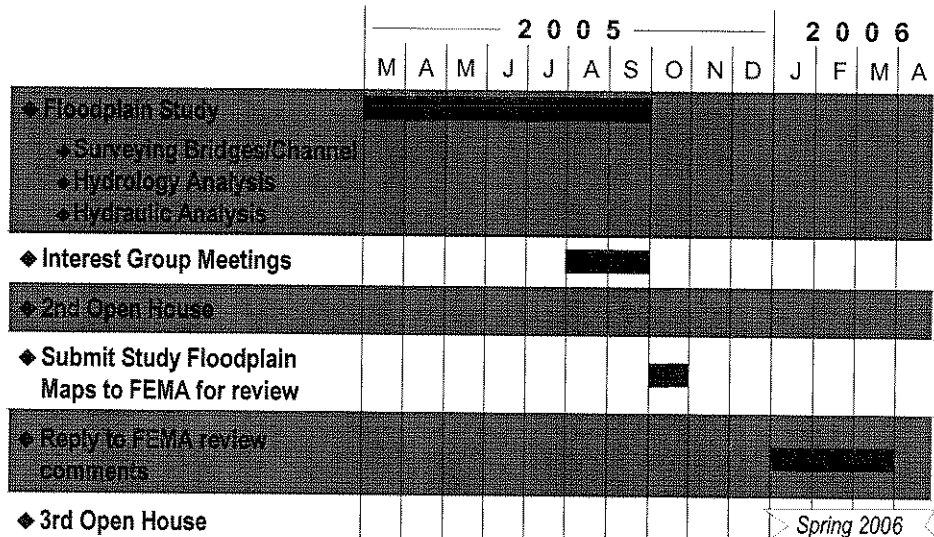
- ◆ Cooperating Technical Partner with FEMA
 - ◆ Cost-share opportunities
 - ◆ Increased local control
- ◆ Mayor's Floodplain Task Force Recommendation
 - ◆ Salt Creek Floodplain Study
 - ◆ FEMA Mapping Update



1st Open House

- ◆ Thursday, March 31st
- ◆ Presentations: 5:30 and 7:00 pm
- ◆ Lincoln Firefighters Reception Hall
- ◆ 241 Victory Lane

Project Timeline



----- Speaker's Bureau -----

Spring 2006

